

**WEST VALLEY CITY PLANNING COMMISSION AGENDA**  
**Wednesday, August 27, 2014**

Planning Commission Technical Committee.....August 19, 2014 @ 8:00 a.m.  
Planning Commission Study Session.....August 20, 2014 @ 3:30 p.m.  
Planning Commission Pre-Meeting .....August 27, 2014 @ 3:30 p.m.  
Planning Commission Meeting.....August 27, 2014 @ 4:00 p.m.

The Public Hearing is held in the City Council Chambers at West Valley City Hall.  
3600 Constitution Boulevard, West Valley City, UT 84119

\_Woodruff \_Fuller \_Matheson \_Mills \_Conder \_\_Thomas \_\_Meaders \_\_Tupou

**ZONE TEXT CHANGE APPLICATIONS**

**ZT-4-2014** Petition by **WEST VALLEY CITY** requesting a **text change** to Section 7-14-105(3)(l)(ix) of the West Valley City Code to amend the definition of "development" to supersede the point system for development. (Staff- **Steve Pastorik** at 801-963-3545)

**CONDITIONAL USE APPLICATIONS**

**C-41-2014** Petition by **HENNING AND ALISHA UNGERMAN** requesting **conditional use approval** for a major home occupation for a preschool. The property is located at 6337 S Clover Creek Lane on .18 acres and is zoned 'R-1-8' (single family residential, minimum lot size 8,000 square feet). (Staff- **Kevin Despain** at 801-965-5814)

**C-42-2014** Petition by **JARED KIM** requesting a **conditional use amendment** for a restaurant with wine. The property is located at 1839 W 3500 S on 3.67 acres and is zoned 'C-2' (general commercial). (Staff- **Kevin Despain** at 801-965-5814)

**C-43-2014** Petition by **DOMINION ENGINEERING** requesting an **extension of a conditional use approval** for a McDonald's renovation. The property is located at 3464 W 3500 S on .93 acres and is zoned 'C-2' (general commercial). (Staff- **Jody Knapp** at 801-963-3497)

**C-44-2014** Petition by **NATOMAS MEADOWS** requesting **conditional use approval** for the ARA Industrial Center. The property is located at approximately 6700 W and Utah Highway 201 on 131 acres and is zoned 'M' (manufacturing). (Staff- **Jody Knapp** at 801-963-3497)

**C-45-2014** Petition by **QUESTAR** requesting a **conditional use amendment** for a CNG fueling station. The property is located at 5175 W 2100 S on 1.88 acres and is zoned 'M' manufacturing). (Staff- **Jody Knapp** at 801-963-3497)

**C-46-2014** Petition by **BENCHMARK ENGINEERING** requesting a **conditional use amendment** for a Popeyes Restaurant. The property is located at 5658 W Parkway Blvd on 1.39 acres and is zoned 'C-2' (general commercial). (Staff- **Jody Knapp** at 801-963-3497)

**C-47-2014** Petition by **THE TIRE HUNTER** requesting a **conditional use amendment** for an auto repair shop. The property is located at 2850 S Redwood Road on 4.94 acres and is zoned 'C-3' (transitional commercial). (Staff- **Kevin Despain** at 801-965-5814)

**MISCELLANEOUS APPLICATIONS**

**M-1-2014** Petition by the **WEST VALLEY CITY RDA** requesting a **DEVELOPMENT AGREEMENT** to allow certain exceptions for the Fairbourne Station parking structure from the City Center Zone requirements. The property is located at 2846 W Lehman Avenue. (Staff- **Steve Pastorik** at 801-963-3545)

**PLANNING COMMISSION BUSINESS**

Approval of Minutes from August 13, 2014 (Regular Meeting)  
Approval of Minutes from August 20, 2014 (Study Session)